



PRICE: £350,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, fixtures and appliances shown hereon have been provided by the vendor and are not guaranteed to be in place at the time of completion of the sale.



Sutton Road, Waterlooville, PO8 8PT

EXTENDED THREE BEDROOM SEMI DETACHED HOUSE boasting full width single storey extension at the rear to now provide spacious lounge with full width dining area. Accommodation also boasts first floor shower room, double glazing, gas heating, tandem driveway leading to the garage / workshop.

Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>

Covered Entrance

Double glazed front door and double glazed obscured side panels.

Entrance Hall

Stairs to the first floor, radiator, fitted storage cupboard, textured ceiling.

Lounge

W: 12' 4" x L: 22' (W: 3.75m x L: 6.7m)

(Maximum measurements).

Feature fireplace with brick surround and hearth with wood mantle over, two radiators, serving hatch to kitchen, double glazed windows to front and side aspects, textured ceiling, squared opening to full width dining area.

Kitchen

W: 9' 4" x L: 12' 2" (W: 2.85m x L: 3.71m)

Matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with drainer. Space and plumbing for washing machine, space for cooker and fridge / freezer, understairs storage cupboard, tiled to principle areas, serving hatch to lounge, textured ceiling, opening to dining area.

Dining Area

W: 19' 11" x L: 8' 7" (W: 6.08m x L: 2.61m)

(Maximum measurements).

Double glazed windows to side and rear aspects, double glazed door to rear aspect / garden, radiator, coved and textured ceiling.

FIRST FLOOR

Landing. Coved and textured ceiling and access to loft area.

Bedroom One

W: 11' 1" x L: 11' 9" (W: 3.39m x L: 3.59m)

Double glazed window to front aspect, radiator, range of fitted bedroom furniture.

Bedroom Two

W: 12' 8" x L: 10' (W: 3.86m x L: 3.05m)

Double glazed window to rear aspect, radiator, airing cupboard housing wall mounted Worcester boiler for central heating.

Bedroom Three

W: 8' 3" x L: 8' 4" (W: 2.53m x L: 2.53m)

Double glazed window to front aspect, radiator, over stairs fitted storage cupboard.

Shower Room

Suite comprising walk in shower cubicle with wall mounted shower, pedestal wash hand basin, close coupled low level wc, double glazed window to rear aspect, tiled to principle areas, radiator.

OUTSIDE

The frontage boasts extensive driveway leading down the side of the property to the garage, the remainder of the frontage is laid with lawn, brick wall serve the front boundary. Gated side access leads into the rear garden boasting patio area adjoining the rear of the property with majority mainly laid with lawn, panelled fencing complement the side and rear boundaries, personal door to the garage.

Garage

Up and over door to the front, personal door to the side and garden.

